

# APPLICATION FORM

## CALIFORNIA READING AND LITERACY IMPROVEMENT AND PUBLIC LIBRARY CONSTRUCTION AND RENOVATION BOND ACT OF 2000 FUNDS

Administered by the California State Library, Office of Library Construction

The applicant local jurisdiction, pursuant to the Education Code, Title 1, Division 1, Part 11, Chapter 12, Articles 1-3, sections 19985-20011 and Title 5, Division 2, Chapter 3, sections 20430-20444 of the California Code of Regulations, hereby makes application for a state matching grant for the construction or remodeling of the public library facility described herein and in all supporting documents:

### APPLICATION FORM INSTRUCTIONS:

- ☒ Limit comments throughout the entire form to the space provided unless otherwise stated.
- ☒ Single space responses, limiting type size to no smaller than 11 points if using a computer, or 12 pitch (elite) if a typewriter is used.
- ☒ Attachments shall not be accepted unless required by regulation or called for in the application form.
- ☒ Applicants shall submit a completed Application Form and six additional copies of the form.

(See section 20440 for complete application submittal requirements)

## PROJECT IDENTIFICATION

1. Official Name of Project: > Oakland Public Library - 81st Avenue Branch
2. Type of Applicant Jurisdiction: > (Check one only)  

City: <input checked="" type="radio"/>	County: <input type="radio"/>	City/County: <input type="radio"/>	District: <input type="radio"/>
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3. Grant Applicant Name: > City of Oakland  
*Legal name of jurisdiction that will own building*  
(For multipurpose projects, list the legal name of the jurisdictions that will own the public library portion of the multipurpose building.)
4. Authorized Official of the Applicant Jurisdiction: > Deborah Edgerly  
*Mayor, Chairperson of Board of Supervisors, Head of Special District, authorized to sign the application*  
Title: > Interim City Manager, City of Oakland Phone: > 510-238-3301  
E-mail: > [citymanager@oaklandnet.com](mailto:citymanager@oaklandnet.com)  
Address: > One City Hall Plaza, 3rd Floor  
Oakland, CA 94612
5. Project Coordinator: > Calvin Hao, Public Works Agency, City of Oakland  
*Name of individual who will have administrative control over the project for the applicant local jurisdiction*  
Title: > Project Manager Phone: > 510-238-7395  
E-mail: > [chao@oaklandnet.com](mailto:chao@oaklandnet.com)  
Address: > 250 Frank Ogawa Plaza, Suite 4300; Oakland, CA 94612

**6. Alternate Project Contact Person:** > Danny Lau, Public Works Agency City of Oakland

*If the project coordinator is unavailable, the contact person shall be authorized to act in the capacity of the project coordinator.*

Title: > Acting Supervising Civil Engineer Phone: > 510-238-7211

E-mail: > [dlau@oaklandnet.com](mailto:dlau@oaklandnet.com)

Address: > 250 Frank Ogawa Plaza, Suite 4300; Oakland, CA 94612

**7. Head of Planning Department:** > Claudia Cappio, Community & Economic Development Agency, City of Oakland

*(For the applicant jurisdiction, if applicable. Special Districts are exempt.)*

Title: > Director of City Planning Phone: > 510-238-2229

E-mail: > [ccappio@oaklandnet.com](mailto:ccappio@oaklandnet.com)

Address: > 250 Frank Ogawa Plaza, 3rd Floor  
Oakland, CA 94612

**8. Head of Public Works or General Services Department:** > Claudette Ford, Public Works Agency, City of Oakland

*If Applicable: Head of Public Works or General Services Department for the applicant jurisdiction. Special Districts are exempt.*

Title: > Director of Public Works Phone: > 510-238-4916

E-mail: > [crford@oaklandnet.com](mailto:crford@oaklandnet.com)

Address: > 250 Frank Ogawa Plaza, Suite 4314  
Oakland, CA 94612

**9. Operating Library Jurisdiction:** > Oakland Public Library

*Legal name of library that will operate the public library.*

**10. Library Director Name:** > Carmen Martinez, Oakland Public Library, City of Oakland

*Public library director for the library jurisdiction that will operate the public library.*

Title: > Director of Library Services Phone: > 510-238-6608

E-mail: > [cmartinez@oaklandnet.com](mailto:cmartinez@oaklandnet.com)

Address: > 125 14th Street  
Oakland, CA 94612

**11. Alternate Library Contact Person:** > Gerard Garzon, Oakland Public Library, City of Oakland

*If the library director is unavailable, the contact person shall be authorized to act in the capacity of the library director.*

Title: > Administrative Librarian Phone: > 510-238-6720

E-mail: > [gggarzon@oaklandlibrary.org](mailto:gggarzon@oaklandlibrary.org)

Address: > 125 14th Street  
Oakland, CA 94612

**12. Library Building Program Consultant:** > Leslie Nordby

*(If applicable)*

Title: > Library Consultant Phone: > 310-306-0365

E-mail: > [NORDBYLA@aol.com](mailto:NORDBYLA@aol.com)

Address: > 12701 Bonaparte Avenue; Los Angeles, CA 90066

13. Technology Planning Consultant > Peter McDonald

(If applicable)

Title: > Principal, Smith, Fause & McDonald, Inc. Phone: > 415-255-9140  
E-mail: > [peter@sfmi.com](mailto:peter@sfmi.com)  
Address: > 351 8th Street; San Francisco, CA 94103

14. Project Architect: > David Schnee, AIA License # > 27893

*Providing construction budget estimate and/or conceptual plans.*

Title: > Principal, Group 4 Architecture, Research + Planning, Inc. Phone: > 650-871-0709  
E-mail: > [dschnee@g4arch.com](mailto:dschnee@g4arch.com)  
Address: > 211 Linden Ave.  
South San Francisco, CA 94080

15. Project Manager: > Calvin Hao

(If applicable)

Title: > Project Manager Phone: > 510-238-7395  
E-mail: > [chao@oaklandnet.com](mailto:chao@oaklandnet.com)  
Address: > 250 Frank Ogawa Plaza, Suite 4300  
Oakland, CA 94612

16. Construction Manager: > TBD

(If applicable)

Title: > Phone: >  
E-mail: >  
Address: >

17. Construction Cost Estimator: > Alex McClendon, Jr., CPE

(If applicable)

Title: > Senior Vice Principal, Don Todd Associates Phone: > 510-251-1008  
E-mail: > [amccclendon@dt.com](mailto:amccclendon@dt.com)  
Address: > Trans Pacific Centre, 1000 Broadway, Suite 360  
Oakland, CA 94607

18. Hazardous Materials Consultant: > N/A

(If applicable)

Title: > Phone: >  
E-mail: >  
Address: >

19. Project Interior Designer: > David Schnee, AIA

(If applicable)

Title: > Principal, Group 4 Architecture, Research + Planning, Inc. Phone: > 650-871-0709  
E-mail: > [dschnee@g4arch.com](mailto:dschnee@g4arch.com)  
Address: > 211 Linden Ave. South San Francisco, CA 94080

## TYPE OF PROJECT

### ***New Public Library Building***

1. Construction of a New Public Library Building
2. Conversion of an Existing Building into a New Public Library Building
3. Conversion and Expansion of an Existing Building into a New Public Library

#### Gross Total Project Square Footage

> \_\_\_\_\_ 28,112 SF

> \_\_\_\_\_ 0 SF

> \_\_\_\_\_ SF

(Include both new & remodeled square footage.)

#### Gross Square Footage

Remodeling: > \_\_\_\_\_ SF

Expansion: > \_\_\_\_\_ SF

Priority:

#### ☒ First Priority "Joint Use"

☒ Co-Location Joint Use

☐ Joint Venture Joint Use

☒ Computer Center

☐ Shared Electronic/Telecommunications

☐ Family Literacy Center

☐ Subject Specialty Center

☒ Homework Center

☐ Career Center

☒ Other similar collaborative library services with direct benefit to K-12 students

Specify: > See Joint Use Cooperative Agreement

☐ Second Priority "All Others"

### ***Existing Public Library Building***

4. Remodeling an Existing Public Library Building
5. Remodeling and Expansion of an Existing Public Library Building

#### Gross Total Project Square Footage

> \_\_\_\_\_ 0 SF

> \_\_\_\_\_ SF

(Include both new & remodeled square footage.)

#### Gross Square Footage

Remodeling: > \_\_\_\_\_ SF

Expansion: > \_\_\_\_\_ SF

☐ First Priority

A public library project in the attendance area of a public school that has inadequate infrastructure to support access to computers and other educational technology.

"Inadequate infrastructure" is defined as an incoming telecommunication connection to a school building of equal to or less than 512 thousand bits per second (512K bps)

Name of Public School: > \_\_\_\_\_

☐ Second Priority "All Others"

### ***Field Act Applicability (Joint use projects only)***

6. Is the project subject to the Field Act?

>

YES ☒ NO ☐

## Multipurpose Buildings *(Multipurpose Building Projects Only)*

Is the project a Multipurpose Building?

>

YES ☒

NO ☐

*(A multipurpose building is a multi-occupant facility, part of which is a public library and part of which is used for other purposes.)*

### Types of Multipurpose Building Uses & Square Footage Allocations

Space Use	SQ FT	%
1. Dedicated to Public Library Use <i>(Including Public Library / School Library Use, if Joint Use Project)</i>	> 20,162 SF	84% <i>Line 1 SF divided by (Line 1 SF + Line 3 SF)</i>
2. Dedicated to "Other" Uses	<u>SQ FT</u>	
A. Specify > <u>Oakland Unified School District Admin.</u>	<u>3,800</u> SF	
B. Specify > _____	_____ SF	
C. Specify > _____	_____ SF	
D. Specify > _____	_____ SF	
E. Specify > _____	_____ SF	
F. Specify > _____	_____ SF	
G. Specify > _____	_____ SF	
H. Specify > _____	_____ SF	
3. Subtotal: Dedicated to "Other" Uses	> <u>3,800</u> SF <i>Add Lines 2A SF thru 2H SF</i>	16% <i>Line 3 SF divided by (Line 1 SF + Line 3 SF)</i>
4. Common Areas <sup>1</sup>		
5. Subtotal: Total of Common Areas <sup>1</sup>	> <u>4,150</u> SF <i>Must equal Line 6 SF + Line 7 SF</i>	
	<u>SQ FT</u>	
6. Public Library Pro Rata Share of Common Areas <sup>1</sup>	> <u>3,486</u> SF <i>Line 5 SF x % in Line 1</i>	
7. "Other" Uses Pro Rata Share of Common Areas <sup>1</sup>	> <u>664</u> SF <i>Line 5 SF x % in Line 3</i>	
8. TOTAL MULTIPURPOSE BUILDING SQUARE FOOTAGE	> <u>28,112</u> SF <i>Add Lines 1SF, 3 SF, &amp; 5 SF</i>	
9. SF ATTRIBUTABLE TO PUBLIC LIBRARY USE	> <u>23,648</u> SF <i>Line 1 SF + Line 6 SF</i>	

<sup>1</sup> "Common Areas" are those areas of a multi-occupant building that are shared by all occupants, such as lobbies, vestibules, mechanical rooms, restrooms, custodial areas, delivery, shipping and receiving areas, loading docks, kitchenettes, auditoriums, meeting rooms, conference rooms, and storage areas that are used by all parties of a multipurpose building.

# PROJECT PLANNING INFORMATION

## Population Growth

When providing the 1980, 2000, and 2020 population figures below, the applicant shall count only those residents:

- (a) Within the official boundaries of the applicant jurisdiction, and
- (b) Within the service area of the proposed project, but
- (c) Exclude all people living within the boundaries of other special district, county, or city public library service areas, for which there is no public library service contract with the applicant.

### All Projects:

1. *Public library project's service area 1980 population:* > 12,153
2. *Source:* > U.S. Census
3. *Population Percentage Change from 1980 to 2000:* > 36%
4. *Public library project's service area 2000 population:* > 16,577
5. *Source:* > U.S. Census
6. *Population Percentage Change from 2000 to 2020:* > 8%
7. *Public library project's service area 2020 population:* > 17,904
8. *Source:* > Association of Bay Area Governments (ABAG)

### Joint Use Projects (Both Co-location & Joint Venture Projects):

9. *Project's public school attendance area(s) 1980 student population:* > 1,977
10. *Source:* > Oakland Unified School District
11. *Population Percentage Change from 1980 to 2000:* > 94%
12. *Project's public school attendance area(s) 2000 student population:* > 3,828
13. *Source:* > Oakland Unified School District
14. *Population Percentage Change from 2000 to 2020:* > 24%
15. *Project's public school attendance area(s) 2020 student population:* > 4,746
16. *Source:* > Oakland Unified School District

## Existing Library Facility Square Footage

### *Existing Public Library:*

1. The current gross square footage of the existing public library(s) being replaced is:

> \_\_\_\_\_ 0 SF  
*If no existing public library facility, enter "0."*

### *Existing School Library: (Co-located Projects Only)*

2. The current gross square footage of the existing school library(s) being replaced is:

> \_\_\_\_\_ 0 SF  
*If no existing school library facility, enter "0."*

## Library Facilities Master Plan

Describe the relationship of the proposed project to other existing or planned library facilities for the jurisdiction.

The Oakland Public Library provides services to residents through its Main Library, 15 branch libraries, one special purpose library/museum, and bookmobile. However, the needs of Oakland residents are greater than the existing, aging and undersized facilities can accommodate. These needs for services and spaces include access to technology and collections, information support and literacy training, homework and school support, ESL and GED classes, job training and enrichment plus cultural and arts programs. The local libraries also play a vital role for the community serving as the center of the neighborhoods and the trusted place in the community.

In 2002, the Oakland Public Library and the City of Oakland embarked on a Library Facilities Master Plan to assess library services and spaces citywide and propose a plan for improvements. This plan, currently in draft form, is expected to be completed in 2004. The plan proposes a network of libraries of three types -- local Neighborhood libraries, Community Library branches and the Main Library. These three types have overlapping services areas to provide a full array of improved services to all Oakland residents.

Most residential areas in Oakland are served by a very accessible, although often inadequate, Neighborhood Library. Walkability of these branches is very important, demonstrated by the finding that 43% of people walk or bicycle to their branches and 10% use public transit. While many neighborhoods are underserved a few neighborhoods are without a library all together. The draft Oakland Library Facilities Master Plan retains and builds upon the accessible Neighborhood branches by creating or improving selected branches to serve as larger, Community Library Branches. These Community Library Branches will not only serve patrons within their own local neighborhood service areas, but also supplement the resources and services available at the surrounding Neighborhood branches. The draft Master Plan includes six Community Branches citywide, five new and one existing Branch. The geographic distribution of Community Library Branches throughout the City will ensure equity in providing needed services to all residents. (See Map on page 46 of Library Plan of Service and Maps of Site exhibits 1a and 1b).

The 81st Ave Branch will be the first new Community Library Branch to be built as part of the implementation of this Master Plan. It will be constructed in one of three areas of the City currently without a library. The 81st Avenue Branch will provide a full array of library services in this drastically underserved area of East Oakland. These services include an extensive collection, computer lab, technology access and training, community meeting space, homework and school support, literacy programs, resources for the disabled, and space for children, teens, and adults to use the library. This project is an important first step not only for improving access to library services in this neighborhood and the surrounding areas, but also in these overall citywide library improvements.

School Masterplan: The ACORN/Woodland and EnCompass Academy school campus is envisioned not just as the site of two small elementary schools, but as a community resource center as well. A child development center (CDC) and multi-purpose building on the same site, with programs for parents and other adults, are also seen as an integral part of the schools' curriculum. In addition to providing first rate library service to the adjacent schools, the 81st Avenue Library will expand the capacity of the schools' ability to provide community services to local residents of all ages both during and after school hours.

## Age of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

### All Projects

1. When was the existing public library building(s) that will be replaced or improved built?      >      N/A      Year  
*If no existing public library facility, enter "N / A"*

*If proposed project will replace more than one building, list the oldest of the buildings.*

### Co-Located Joint Use Projects Only

In addition to the information listed above:

2. When was the existing school library building(s) that will be replaced or improved built?      >      N/A      Year  
*If no existing school library facility, enter "N / A"*

*If proposed project will replace more than one building, list the oldest of the buildings.*

## Condition of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

### All Projects

3. When was the most recent structural<sup>1</sup> renovation or expansion of the existing public library building(s) that is to be replaced or improved by the proposed project?      >      N/A      Year  
*If no existing public library facility, enter "N / A"*

*If proposed project will replace more than one building, list the oldest of the buildings.*

### Co-Located Projects Only

In addition to the information listed above:

4. When was the most recent structural<sup>1</sup> renovation or expansion of the existing school library building(s) that is to be replaced or improved by the proposed project?      >      N/A      Year  
*If no existing school library facility, enter "N / A"*

*If proposed project will replace more than one building, list the oldest of the buildings.*

<sup>1</sup> Pertaining to the load bearing elements of the building



# SITE INFORMATION

## Ownership and Availability

### Site

1. Is the library site currently owned by the applicant?

Yes ☐ No ☒

2. Will the library site be owned by the applicant?

Yes ☐ No ☒

3. Will the library site be leased by the applicant?

Yes ☒ No ☐

4. If the library site will be leased, provide the name of the owner: > Oakland Unified School District

5. Was the site acquired with funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"?

*[See Education Code section 19995(c)]*

Yes ☐ No ☒

6. Is the site currently dedicated to the operation of a public library?

Yes ☐ No ☒

### Building *(For Conversion Projects Only)*

7. Is the building to be converted currently owned by the applicant?

Yes ☐ No ☐

8. Will the building be owned by the applicant?

Yes ☐ No ☐

## Title Considerations

### Site

9. Are there any exceptions to marketable record title?

Yes ☒ No ☐

### Building *(For Conversion Projects Only)*

10. Are there any exceptions to marketable record title?

Yes ☐ No ☐

## Appraisal

*(No appraisal is required if the value of the land or building will not be claimed as an eligible project cost or a local matching fund credit.)*

### Site

11. What is the appraised value of the library site?  
(or library portion of site, if multipurpose project)

> \$ \_\_\_\_\_

12. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☐ No ☐

### Building *(For Conversion Projects Only)*

13. What is the appraised value of the building?  
(or library portion of site, if multipurpose project)

> \$ \_\_\_\_\_

14. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☐ No ☐

## Site Use Potential

### *Accessibility*

Describe the accessibility of the proposed site for the residents in the library service area:

#### **Equal Access**

Discuss the site's accessibility to all parts of the library service area and its location in relationship to the geographic center of the library service area. Discuss any natural and artificial barriers that may impede access to the site.

The site of the 81st Avenue Library is at the juncture of two neighborhoods and has the advantage of being central to the safer walking routes in the neighborhoods that it serves.

San Leandro Boulevard to the South and International Boulevard to the north define the major service area boundaries. While these major thoroughfares make the library more accessible to transit and automobile users from the larger Community secondary service level area, they are perceived by pedestrians as barriers. To 81st Avenue service area residents, these two boulevards have been barriers discouraging access and use of the other branch libraries in East Oakland.

Within the 81st Avenue Branch's service area, north-south access is unrestricted by physical barriers. Likewise, the east-west pathways within the service area are unrestricted between the western border, Hegenberger Road, and the eastern border, Bristol Street or Oakland/San Leandro City limits.

The library and the school campus will create a focus for community activity that the two neighborhoods can share as their new community center. This center for community activity will serve a vital civic and educational role for the neighborhoods, which currently have no other public resource or civic amenities.

#### **Public Transit Access**



Number of public transit stops located within 1/4 mile of site: > 2

If public transit is available in the library service area, describe the various public transit access opportunities for the site. If no public transit is available in the library service area, enter "No Public Transit Service."

Public transit is an extremely important mode of transportation for this service area, given the low economic status of many residents. According to patron surveys, 9% of library patrons access libraries by transit, which is representative of this area as well. Oakland is fortunate to have a number of transit networks that include Alameda County's AC Transit, the Bay Area Rapid Transit (BART) rail system, and AC Transit's Paratransit system for disabled residents.

Along 81st Avenue, two AC transit bus lines (Routes 46 and 646) connect residents to other bus lines along International Boulevard and to the Coliseum BART station. Bus Route 46 is an especially important as it provides frequent service (every half an hour) to International Boulevard and the Coliseum BART station.

The Coliseum BART station, which is three-quarters of a mile from the library site, connects to nine other AC transit bus lines that run to other area neighborhoods and downtown Oakland. The BART line connects residents to other Oakland neighborhoods and other cities throughout the Bay Area.

Located just over a quarter mile from the library site, International Boulevard is a major transportation corridor with two bus lines connecting this neighborhood with other East Oakland and Oakland neighborhoods.

## Pedestrian & Bicycle Access

Describe other access opportunities such as pedestrian walkways and bicycle paths. Discuss plans for amount and location of bicycle parking, including local ordinance requirements.

Pedestrian and bicycle access is important in this and other Oakland neighborhoods; almost half of current library patrons access their libraries by walking or bicycling. Parents also escort their children to the school by walking. It is anticipated that this community, with its large number of children, will have a very high rate of people walking or bicycling to the library as well. All of the streets throughout the neighborhood have sidewalks. Although sidewalks near the vacant land on the site currently experience littering and illegal dumping, it is expected that the presence of the school and library structures, once built, will deter this activity.

The school campus has parking for dozens of bicycles, and it is anticipated that students will be able to leave their bicycles in these areas after school hours while they are still on campus. In addition, the library site will provide another 20 bicycle spaces for the general public; six of these will be covered, and all of them will have a direct line of sight from the cafe area and entry to the library.

Although the neighborhood currently does not have demarcated bicycle lanes, the City adopted a Bicycle Plan in 1999 which is still in its implementation phase, and the streets are wide enough to easily accommodate bicycle travel along the side of the road. Eighty-first Avenue accommodates through traffic from San Leandro Blvd. to International Blvd, with plenty of space to add a Class 2 striped bicycle lane. The other streets surrounding the library are residential streets with fewer cars, speed bumps, and slower traffic.

## Automobile Access

Describe the site's accessibility by automobile for residents of the library service area. Take into consideration traffic, traffic systems, and availability of curb cuts.

The library site is accessible by automobile from throughout the neighborhood. Major neighborhood transportation corridors include Hegenberger Road and 78th, 81st, and 98th Avenues in the north-south direction. In the east-west direction, San Leandro Blvd. and International Blvd. also serve as citywide thoroughfares.

The neighborhood street network is one of residential streets between International and San Leandro Blvd., with easy access through this network for neighborhood vehicles. Thus, the 81st Avenue Branch will be accessible from outside of the immediate neighborhood via International or San Leandro Blvd. and 81st Avenue, without greatly impacting the more residential streets in the neighborhood. Residents of the neighborhoods around the library site will be able to easily access the library as well.

Traffic from further beyond the neighborhood will be able to access the library via Interstate 880, a major freeway that runs parallel to San Leandro Blvd. and the BART line. There are exits from I-880 at Hegenberger Road and at 66th and 98th Avenues, with access available via these avenues and San Leandro Blvd. to 81st Avenue and the library site. The library is located approximately one and a half miles from the Hegenberger and 66th Avenue exits, and approximately two and a quarter miles from the 98th Avenue exit.

The library site is also accessible from the other side of the city by a network of streets on the urban grid. Several arterials connect these streets to the library via International Blvd. and 81st Avenue, including nearby Hegenberger, High Street and Fruitvale Ave. (both High Street and Fruitvale Ave. are approximately three miles from the library site).

### Proximity to Major Thoroughfares

List the major arterial routes in the library service area with the most recent traffic counts (number of vehicles per day):

	<u>Street Name</u>	<u>Number of Blocks from Site</u>	<u>Traffic Count</u>	<u>Count Date</u>
1. >	81st Avenue south of Rudsdale	0	3,475	11/12/03
2. >	International Boulevard east of 81st Ave.	2	26,394	11/12/03
3. >				
4. >				

### ***Library Automobile Parking***

1. Number of library parking spaces available off street, on library site..... > 80 spaces
2. Number of library parking spaces available off street, off library site..... > 0 spaces  
(within 500 feet of front door)
3. Number of parking spaces available on street..... > 20 spaces  
(within 500 feet of front door)
4. Total Number of Spaces Available for Library Parking..... > 100 spaces

### ***Zoning Requirements***

5. Number of on-site library parking spaces required by local zoning..... > 0 spaces
6. Was a zoning variance or waiver obtained for the project for parking?..... > Yes ☐ No ☒
7. If so, by how many spaces were the parking requirements reduced?..... > 0 spaces
8. Provide number of square feet per parking space as required by local zoning..... > 0 SF
9. If no local zoning requirement, provide the average number of square feet per parking space used in the project calculations..... > 300 SF

### ***Automobile Parking to Building Square Footage Ratio***

10. Calculate: 
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{34,846 \text{ SF}}{28,541 \text{ SF}} = 1.22 \text{ SF of Parking / 1 SF of Building}$$

Example: 
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{15,000 \text{ SF}}{10,000 \text{ SF}} = 1.50 \text{ SF of Parking / 1 SF of Building}$$

### ***Library Bicycle Parking***

11. Total Number of Spaces Available for on-site Library Bicycle Parking..... > 20 spaces

### ***Parking Rationale***

Describe the rationale behind the amount of parking that will be available for the project, including: (1) the location of the automobile parking (on-site or off-site), both within and beyond 500 feet of the library entrance; (2) local zoning requirements; (3) the availability of public transportation; (4) bicycle parking and bicycle and pedestrian paths; and (5) any other considerations impacting automobile parking requirements including, but not limited to, parking partnerships with shared use agreements.

**NON-AUTO ACCESS:** Nearly 20% of 81st Avenue service area residents do not have access to an automobile and rely upon walking, bicycling and transit for their daily lives. The library site is walking distance to two large residential neighborhoods. It is also a short walk from International Blvd., the main mixed-use corridor that connects all of Oakland. AC Transit bus routes 45, 46, 56, 356, 98, 646 and 613 serve the immediate service area. Routes 46 and 646 have frequent service to the site and connect to the nearby Coliseum BART station which is a terminal for nine AC transit bus lines (routes 56, 57C, 45, 46, 49, 49X, 49M, 58, and 98) that serve other area neighborhoods and downtown Oakland. Bicycling is used by people of all ages. A variety of bicycle parking areas are provided. 6 covered bicycle parking spaces are provided immediately outside of the library public entry. 14 additional spaces are provided between the drop-off zone and the library entry. Additional bicycle parking areas are provided within the school perimeter adjacent to the library and further in the campus.

**PARKING:** When the 81st Avenue public library was added to the plans for the permanent elementary school campus, the on-site parking was increased by more than 50% from the original 52 spaces to a new total of 80 spaces. School and library parking needs are anticipated to be complementary, with heavier school demand during the weekdays and heavier library demand in the afternoons, evenings, and weekends. On-site parking will be shared between the school and the library. To insure morning access to parking for public library users, the Joint Use Cooperative Agreement provides that the library will have exclusive use of 15 on-site spaces during school hours. There are also 20 on-street parking spaces on the library side of Ruidsdale Street that will be signed for two-hour time limitations. Counting the on-street parking, there will be a minimum of 35 spaces open to use for library patrons during the school day.

There is no zoning requirement for parking for this project. During peak library parking demand, when school demand is minimal, the provided on-site parking equals more than 3 spaces per 1,000 square feet. There is presently a smaller on-site parking lot serving the temporary school. Site observation has found that this parking and on-street parking on Ruidsdale is used lightly during both day and evening hours. Considering the high use of transit and walking in the area, it is expected that and the increased quantity of on-site parking will be sufficient to accommodate the library parking needs.

### ***Visibility***

Describe how visible and prominent the public library building will be within the library service area.

The library site is at the corner of a neighborhood thoroughfare and part of a larger school complex that, with the library, will have a great civic presence in this part of the City.

The 81st Avenue Branch will occupy a prime and visible corner on one of the major neighborhood through streets in the area, and will be visible from both directions to passers-by. Several active library uses will occur along this side of the building. The location of these uses, including the corner reading area and teen areas as centers of activity, will be visible from 81st Avenue through large windows in these areas. Along Ruidsdale Avenue, the periodical/casual reading area will be visible from the exterior, and the cafe near the door will create an atmosphere of activity and openness at the entry to the building.

While the library will fit into the context of a larger civic complex with the schools, its design is distinct enough from the school buildings that the general public will know it is a public library building whose function is separate from the school buildings.

The entry to the building is at the front of the school complex along with the school's multi-purpose building, the school gateways, and the "kiss and ride" drive. A canopy extends from this entry down towards Ruidsdale Avenue to further highlight the building entry for those unfamiliar and entering from 81st Avenue.

## *Community Context & Planning*

Describe the proximity of the proposed site to other facilities and areas of the community, and how that proximity enhances the use of the library by the residents in the library service area. Describe the appropriateness of the proposed site including whether the proposed library project will contribute to the establishment, redevelopment, or revitalization of a community or downtown core, business district, or neighborhood. Describe how the proposed library is connected to other uses, including public use facilities, by a full range of transportation and pedestrian options.

The permanent ACORN Woodland School/EnCompass Academy and the 81st Avenue Branch library will be the first major community infrastructure investments in this area in recent years. This complex is envisioned as a beacon of light in the neighborhood that will play a vital role in strengthening this community.

The 81st Avenue library service area is a severely depressed community with many problems associated with urban poverty: health issues, poor educational attainment, unemployment, single parenthood, crime, drugs, and gangs. There is a great need for neighborhood revitalization in this community where many residents are struggling with survival. Despite these problems, the community has strong residents and non-profit groups working to improve conditions. The addition of a library to this neighborhood is seen as a place to both learn of and receive social services, a "self-help" place for people to come, and a place for community-building activities to occur.

The library project team worked with many of the non-profits in the area as well as the school to develop a plan of service that will work with the current services in the area -- many of them located within walking distance on nearby International Blvd. -- to provide space at the library and at the school multi-purpose building to supplement services that are needed but currently not in the area or not adequate given the neighborhood needs. ACORN (Association of Community Organizations for Reform Now) has played a strong role in the neighborhood, both in services and in working with the community to form the small schools that will inhabit this site. The library also worked with the area's two Neighborhood Crime Prevention Councils (NCPC's) and the redevelopment area's Coliseum Community Center Advisory Committee (CCCAC). These groups see the library as a major player in developing local residents for employment by local businesses as a way to support local business revitalization, lower the poverty rate, and improve conditions for existing residents. The CCCAC is supportive of the library financially as well, recommending the use of Redevelopment Area set-aside funds from the area to be used for this project. A member of the CCCAC (and NCPC) is also a member of the Master Plan's Community Action Committee overseeing the Plan.

## *Site Selection Process*

Describe the site selection process including community and planning department involvement, consultant assistance, as well as any other pertinent activities associated with determining the best site for the library project.

The project management team, which included the Library, Public Works, and consultant Group 4 Architecture, Research + Planning, Inc., worked with representatives from the City of Oakland departments of Planning and Real Estate as well as the members of the Oakland Unified School District Facilities Department to identify potential sites for the new East Oakland community public library (as well as sites for other needed improvement in the Oakland).

The site selection for the 81st Avenue site included a process of identifying underserved areas within Oakland through mapping of current patron usage (see map page 8 of Needs Assessment), patron surveys, focus groups in the neighborhoods, and interviews with city and non-profit service providers in Oakland done during the Oakland Facilities Master Plan. Of the three areas identified two were identified as extremely needy areas, and potential sites in each of the areas were identified. Several sites were identified in the Woodland/Tassafaronga area with the help of Planning and Real Estate as well as meetings with the Oakland Unified School District's Facility Planning Department. Two future school sites with the potential to house joint public-school libraries were identified with the help of OUSD: one in the Woodland area and one in the underserved San Antonio area. The implementation of library services at the San Antonio school site will be investigated further with the development of the Oakland Facilities Master Plan.

The 81st Avenue site is an excellent opportunity for a public library to share a site with an OUSD school that is currently underway -- especially this school, which has a greater role in the community and adult education than many schools. This site, as well as other sites in the Woodland /Tassafaronga area, were analyzed for convenience of location within the community, visibility, site capacity to hold the needed building, availability of site, and ability to provide services. The 81st Avenue/Rudsdale Avenue location fits all of these criteria extremely well, as well as providing the ability to create efficiencies with the non-profit organizations working in the area and to initiate neighborhood revitalization efforts.

## *Site Selection Summary*

Describe why the proposed site was selected and why it is the best available location for the proposed public library project. If there are problems with the proposed site, are there mitigating circumstances that lessen the negative impact of the problem or problems? Describe any proposed design solutions that may moderate the site's drawbacks.

The 81st Avenue/Rudsdale Avenue site not only meets all of the necessary criteria of adequate site capacity, central location, excellent visibility within the neighborhood, and ability to meet the community's service needs, but also supports several community and economic development goals as well. The site is currently a vacant lot that separates the residential neighborhoods in the area from industrial uses to the south. The construction of a public school campus and public library on this site will not only improve a vacant, troubled site (which currently attracts illegal dumping on the sidewalk due to its unoccupied nature), but also strengthen the neighborhood fabric as an important civic investment. The temporary Woodland school on the western portion of the school campus site is proving to be a focal point for the community even without the larger presence that the permanent school buildings and the potential public library will have on the more public 81st Avenue side of the site.

This neighborhood is a very poor community in need of both physical and social investment. There are currently few public facilities in the area. The two nearest libraries, both located on International Blvd. further to the west and east, are both very small libraries that cannot expand on their sites to meet the needs of residents. These libraries are also too far for children to walk in this area where parents have very real safety concerns about their children traveling on foot. The 81st Avenue site solves this problem by being right next to a school campus with two small schools so that the 600 elementary school children will not have to walk off-campus to get the library; it is also closer to this residential area and away from International Blvd. The proposed site allows for the full array of library services needed not only for the immediate service area of the 81st Avenue Branch, but also to supplement the resources at three Neighborhood libraries in the East Oakland area which cannot expand due to restrictive sites. These services include computer labs for training, an expanded collection, group study/work rooms for students, literacy training, social service consultation, and equipment and services for disabled patrons.

All non-profits that work near the site were contacted during the needs assessment and Master Plan process. The library plan of service has been developed to take the most advantage of their presence and interest in working within this neighborhood. The relative proximity of the site to all parts of the service area, as well as the availability and variety of program and meeting spaces on the library and school site, will make the new public library an important access point for social services, including job training, literacy classes, senior services, health and wellness consultations. The library will also be much closer to those who are in need of many of the Library's own services, including the Second Start literacy program, the PASS! homework program, early child development programs such as storytelling and reading enrichment activities, Lawyers in the Library, tax assistance programs, ESL programs, homeownership classes, and Internet and computer training classes. Interviews, focus groups, and demographic analysis all point to the extreme need for these programs to be offered to this community. The highly-accessible nature of the 81st Avenue Branch site will make attendance at library programs much easier, especially for those with less flexible travel options or work schedules.

The site's location in the midst of these neighborhoods which currently do not have a community focus also provide the opportunity for the public library -- along with the public school campus -- to form a community focal point and an investment in the neighborhood in which all residents can take pride and ownership. The opportunity to provide this community meeting and living space has the potential to empower community connections that local activists, crime prevention councils, and community organizations, many of which played a part in the community needs assessment, need to help stabilize the neighborhood and strengthen and sustain a vital community presence in the area.

## Site Description

### Size

The total square footage of the library site should equal the square footage shown in 1 through 8 below:

<b><u>All Projects</u></b> (Except Multipurpose Buildings)		<b><u>Square Footage</u></b>
1. Proposed Library Building Footprint <sup>1</sup>	>	16,832 SF
2. Proposed Library Surface Parking Lot	>	SF
3. Proposed Library Parking Structure Footprint <sup>1</sup>	>	0 SF
4. Future Library Building Expansion Footprint <sup>1</sup>	>	0 SF
5. Future Library Parking Expansion	>	0 SF
6. Required Local Zoning Set-Backs	>	0 SF
7. Desired Aesthetic Set-Backs & Amenities	>	SF
8. Miscellaneous & Unusable Space	>	SF
9. Total Square Footage of Library Project Site	>	16,832 SF
10. Proposed Under-Building Parking	>	0 SF

<sup>1</sup> "Footprint" means the square footage of surface area of the site that a building or structure occupies. For example, a single story 10,000 square foot building would have a 10,000 square foot footprint, but a two-story 10,000 square foot building with 5,000 square feet on each level would have a footprint of 5,000 square feet.

### **Multipurpose Building Projects Only**

	<b><u>A</u></b> <b><u>Library<sup>2</sup></u></b> <b><u>Dedicated</u></b> <b><u>SQ FT</u></b>	<b><u>B</u></b> <b><u>Library Portion</u></b> <b><u>of Common</u></b> <b><u>SQ FT</u></b>	<b><u>C</u></b> <b><u>Other<sup>3</sup></u></b> <b><u>Common</u></b> <b><u>SQ FT</u></b>	<b><u>D</u></b> <b><u>Other<sup>3</sup></u></b> <b><u>Dedicated</u></b> <b><u>SQ FT</u></b>
1. Proposed Building	> 20,162	3,486	664	3,800
2. Proposed Surface Parking Lot	>			
3. Proposed Parking Structure	> 0	0	0	0
4. Future Building Expansion	> 0	0	0	0
5. Future Parking Expansion	> 0	0	0	0
6. Required Local Zoning Set-Backs	> 0	0	0	0
7. Desired Aesthetic Set-Backs & Amenities	>			
8. Miscellaneous & Unusable Space	>			
9. Total Square Footage of Multipurpose Project Site	> 20,162	3,486	664	3,800
10. Proposed Under-Building Parking	> 0	0	0	0

<sup>2</sup> Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

<sup>3</sup> "Other" uses means any other space that does not provide for the delivery and support of public library direct services.



## Zoning

### Classification

1. What is the current zoning classification of the site? > R-50/ Medium Density Residential

2. Will the site have to be rezoned to build the project?

Yes ☐ No ☒

### Variance or Waiver

3. Will a zoning variance or waiver be needed to build the project?

Yes ☐ No ☒

4. If so, list the date the variance or waiver has been or will be granted:

> \_\_\_\_\_  
(Date)

## Permits & Fees

### Permit & Fees Identification

Provide a list of any site permits or fees that have been or will need to be obtained:

	<u>Permit or Fee</u>	<u>Cost of Permit or Fee</u>	<u>Date Obtained or will be Obtained</u>
5. >	<u>Building Permits and Inspections - Local</u>	<u>\$ 89,420</u>	<u>09/01/05</u>
6. >	<u>DSA Inspections and Plan Check + CDE fees</u>	<u>\$ 304,599</u>	<u>09/01/05</u>
7. >	<u>Fire</u>	<u>\$ 19,799</u>	<u>09/01/05</u>
8. >	<u>_____</u>	<u>\$ _____</u>	<u>09/01/05</u>

## Drainage

9. Is the site in the 100-Year Flood Plain?

Yes ☐ No ☒

10. Do any watercourses that require control drain onto the site?

Yes ☐ No ☒

11. Do any watercourses that require control drain off the site?

Yes ☐ No ☒

12. Is the storm sewer system currently adequate to prevent localized flooding of the site?

Yes ☒ No ☐

Describe any necessary mitigation measures regarding drainage.

No mitigations necessary.

## ***California Environmental Quality Act (CEQA)***

### **CEQA Litigation**

Are there any unresolved legal actions pending against the project regarding CEQA compliance? If so, provide the case name, court number, and a brief explanation.

None

### ***Energy Conservation***

Describe what measures (include building design, solar orientation, materials, mechanical systems, natural ambient lighting, etc.) are planned to reduce energy consumption and operating costs for the library.

The City of Oakland's energy efficiency requirements mandate that heating, cooling and lighting energy use in City buildings is at least 10% better than Title 24 requirements. To meet this goal the proposed library building utilizes the following strategies:

- Efficient exterior envelope to floor area ratio
- Highly insulated walls
- Low glazing to wall ratios
- Highly insulated glazing
- High efficiency HVAC units
- High efficiency lighting
- Building commissioning and controls
- Daylighting to offset electric lighting in perimeter zones
- Computerized energy modeling during the design phases.

## Historic Buildings

### Historic Status

1. Was the existing building, if it is being renovated or expanded as part of the project, or any buildings on adjacent properties, built longer than 50 years ago?

Yes ☐ No ☒

Is the existing library building project, or any buildings on adjacent properties:

2. On the National Register of Historic Places?

Yes ☐ No ☒

3. A National Historic Landmark?

Yes ☐ No ☒

4. A National Monument?

Yes ☐ No ☒

5. On County or Municipal Historic Designation list?

Yes ☐ No ☒

6. On the California Register of Historical Resources list?

Yes ☐ No ☒

7. A California Historical Landmark?

Yes ☐ No ☒

8. A State Point of Historical Interest?

Yes ☐ No ☒

### Federal Compliance

9. Will this project utilize Federal funds or require a permit or license from a Federal Agency?

Yes ☐ No ☒

10. If yes, has the review process required by section 106 of the National Historic Preservation Act been completed?

Yes ☐ No ☐

If not, please explain.

N/A

**State Historic Preservation Office (SHPO)**

1. Has the State Historic Preservation Office been contacted regarding the project?

Yes ☐ No ☒

If yes, summarize any comments received from SHPO. Does the project meet the Secretary of the Interior's Standards for the Treatment of Historic Properties? Please explain.

N/A

**Local Historic Preservation Ordinance**

2. Is there a local historic preservation ordinance that applies to the proposed project site or any adjacent properties?

Yes ☐ No ☒

If yes, briefly specify any applicable requirements or restrictions, such as height limits, etc. Further, describe any ways that the proposed project's conceptual design plans are not substantially in compliance with the local historic preservation ordinance.

N/A

## Geotechnical Report

Identify and summarize any special geologic conditions, including, but not limited to, compressible and expansive soils, tunnels and mine shafts, unstable slopes, active seismic zones, excessive ground water and areas prone to liquefaction. Indicate if these conditions will prevent the use or significantly increase the cost of developing the site for a public library building.

The geotechnical investigation was performed by Kleinfelder, Inc., a registered professional engineer and a certified engineering geologist in March of 2000 for the Oakland Unified School District in anticipation of construction of multiple school buildings on the site. The area of the site that the library will occupy was covered by this geotechnical report, and one of the borings (B-4) was taken in the area the library will be located. The conclusion of their investigation was that the site is suitable for construction of the proposed buildings.

The soil in the site does not contain any special geologic conditions. There is a presence of highly to very highly expansive near-surface soils; to address the expansive soils, building slabs should be underlain by 18 inches of non-expansive material. The top two to three feet of the ground consists of disturbed soils, including the presence of railroad track rail and ties and asphalt slabs. Existing slabs, railroad ties, etc. should be removed, and the expansive soils should either be removed and replaced with engineered fill or footings should extend below this material.

Soils at the library site are considered to have a low potential for liquefaction. Some liquefiable material was found in the boring on the northwestern (project West) boundary of the site, but none was found in the boring at the northeastern boring (project North and location of the library building). Mitigation for potential liquefaction on the far side of the site (away from the library) includes the use of only continuous footings. Evaluation of the B-4 boring (at the library location) indicates that the soil conditions encountered will not liquefy.

There is no real slope to the ground, so slope stability is not a consideration.

Groundwater was encountered at depths ranging from 10 to 12 feet below the ground surface, and therefore should not have an impact on the proposed project. The area does not have excessive ground water, and FEMA maps indicate that the site is not subject to flooding at the 100-year flood level, although it is susceptible to a 500-year flood event. The site is also outside the extent of potential inundation zone resulting from a catastrophic failure of the two nearest reservoirs.

The primary geologic consideration is the nearby Hayward fault, which is approximately 1.7 miles from the site. The potential for surface fault rupture to occur at this site is very low. As with any building in the San Francisco Bay Area, near source effects should be considered in the structural design of the proposed facility.

None of the soil or ground conditions present any special problems or require special remediation in the development of a building on this site.

## Demolition

Describe any necessary demolition of structures and the associated costs involved with the site.

(If no demolition, indicate by "N/A")

	<u>Structure(s) to be Demolished</u>	<u>Demolition Cost Estimate</u>
1. >	None	\$
2. >		\$
3. >		\$
4. >		\$
5. >		\$
6. >		\$
	<b>Total Demolition:</b>	<b>&gt; \$</b>

## Utilities

Describe availability of utilities and associated costs if any utilities are not currently located within 100 feet of a property line of the site.

<u>Utility</u>	<u>Availability</u>	<u>Cost to bring Service to Site (Ineligible)</u>
1. Electricity	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
2. Fiber Optic Cable	Yes <input type="radio"/> No <input checked="" type="radio"/>	> \$ _____
3. Telephone	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
4. Gas	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
5. Cable TV	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
6. Storm Sewer	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
7. Sanitary Sewer	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
8. Water	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____

## Site Development

(All off-site costs beyond 100 foot utility tie-ins are local ineligible expenses, but shall be identified and included in the budget estimate under ineligible site development costs.)

<u>Site Development Costs</u>	<u>Eligible</u>	<u>Ineligible</u>
1. Utilities.....	> \$ _____	\$ _____
2. Cut, Fill & Rough Grading.....	> \$ _____	\$ _____
3. Special Foundation Support (pilings, etc.).....	> \$ _____	\$ _____
4. Paving, curbs, gutters & sidewalks.....	> \$ _____	\$ _____
5. Retaining Walls.....	> \$ _____	\$ _____
6. Landscaping.....	> \$ _____	\$ _____
7. Signage.....	> \$ 5,000	\$ _____
8. Lighting.....	> \$ _____	\$ _____
9. Removal of underground tanks.....	> \$ 0	\$ 0
10. Removal of toxic materials.....	> \$ 0	\$ 0
11. Rock removal.....	> \$ 0	\$ 0
12. Traffic signals.....	> \$ 0	\$ 0
13. Other (Specify): _____	> \$ 0	\$ 0
14. Other (Specify): _____	> \$ 0	\$ 0
15. TOTAL SITE DEVELOPMENT COSTS:.....	> \$ 5,000	\$ _____

# FINANCIAL INFORMATION

## Normal Public Construction Costs in the Applicant's Area

*For projects with new construction only (i.e., constructing a totally new library building or the expansion to an existing building)*

### Construction Cost Index Approach:

To justify the eligible projected construction cost estimate for new construction, applicants shall complete the following:

#### 1) January 2002 current costs per square foot:

- A. For new facilities: \$202 /SF  
 B. For square footage added to an existing building, i.e. "expansions": \$238 /SF

*Multiply the appropriate County Locality adjustment Factor (2B) by the appropriate new cost per square foot figure (2C) (See section 20436 (c) (1) to obtain the "Locally Adjusted Construction Cost per Square Foot" figure (2D):*

2)A. County: > <u>Alameda</u>	County Locality B. Adjustment Factor: > <u>1.15</u> X	Appropriate C. New Cost/SF: > <u>\$ 202</u> /SF = D. > <u>\$ 232</u> /SF (Select: 1A or 1B)
[Example: <u>Solano</u>	<u>1.07</u> X	<u>\$ 202</u> /SF = <u>\$ 216</u> /SF]

3) A. Locally Adjusted Construction Cost Per Square Foot: > \$ 232 /SF  
(Re-enter Line 2D)

The "Locally Adjusted Construction Cost per Square Foot" (3A) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

*Multiply the number of months (4A) times .002 (1/5%) to get an inflation factor (4B). Multiply the inflation factor (4B) times the "Locally adjusted Construction Cost per Square Foot" figure (4C) to get an "Additional Cost per Square Foot" figure (4D)*

4) A. Number of Months: > <u>57</u> X .002 = <u>(1/5%)</u>	Inflation B. Factor: > <u>.114</u> X	Locally Adjusted C. Construction \$/SF: > <u>\$ 232</u> /SF = (Re-enter 3A)	Additional \$/SF D. > <u>\$ 26</u> /SF
[Example <u>14</u> X .002 =	<u>.028</u> X	<u>\$ 216</u> /SF =	<u>\$ 6</u> /SF]

*Add the resulting "Additional Cost per Square Foot" figure (5A) to the "Locally Adjusted Construction Cost per Square Foot" figure (5B) to get the "Eligible Projected Construction Cost per Square Foot" figure (5C):*

5) A. Additional Cost/SF: > <u>\$ 26</u> /SF + (Re-enter 4D)	Locally Adjusted B. Construction \$/SF: > <u>\$ 232</u> /SF = (Re-enter 4C)	Eligible Projected C. Construction \$/SF: > <u>\$ 258</u> /SF
[Example <u>\$ 6</u> /SF +	<u>\$ 216</u> /SF =	<u>\$ 222</u> /SF]

The total "Eligible Projected Construction Cost" for the project is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (5C) by the total number of square feet of new construction:

- 6) The Eligible Projected Construction \$/SF: > \$ 258 /SF  
Multiplied By (Re-enter 5C)  
 7) The Square Footage of New Construction: > 23,648 SF  
Equals  
 8) The Eligible Projected Construction Cost: > \$ 6,101,184

If the projected construction cost estimated by the project architect is lower than the figure in Line 8, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

9) Eligible Contingency: (10% of Line 8) > \$ 610,118

## Comparable Public Construction Approach:

As an alternate to the Construction Cost Index approach to estimating normal construction costs in the applicant's area, the applicant may employ a local public construction cost comparison approach to calculate the Eligible Projected Construction Cost figure. [See section 20436 (c) (3)]. List a minimum of three comparable public construction projects that have been bid within the applicant's County within three years of the Board's deadline for application.

Comparable public construction projects are public libraries, community colleges, post offices, museums, courthouses, city halls, auditoriums, convention centers, civic centers, senior citizens centers, public schools, and recreation centers.

The costs listed shall be for construction of the building only and exclusive of any site acquisition, demolition, development, utilities, or landscaping; surface and under building parking; works of art; shelving; furniture; built-in service desks, counters, workstations, or other casework; movable equipment; or architectural and engineering fees.

	Project	Date Bid	Construction Cost/SF	Example:
A. >	_____	_____	\$ _____ /SF	\$ 230 /SF
B. >	_____	_____	\$ _____ /SF	\$ 210 /SF
C. >	_____	_____	\$ _____ /SF	\$ 220 /SF
D. >	_____	_____	\$ _____ /SF	_____ /SF
E. TOTAL		>	\$ _____ /SF	\$ 660 /SF

### 10) Locally Determined Comparable Cost per Square Foot (\$/SF):

> \$ \_\_\_\_\_ /SF Divided by > \_\_\_\_\_ = > \$ \_\_\_\_\_ 0 /SF  
 Re-enter Line E # of Projects Locally Determined Comparable Cost per Square Foot

[Example \$ 660 /SF Divided By 3 = \$ 220 /SF]

The "Locally Determined Comparable Cost per Square Foot" (10) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of Months (11A) times .002 (1/5%) to get an inflation factor (11B). Multiply the inflation factor (11B) times the "Locally Determined Comparable Cost per Square Foot" figure (11C) to get the "Additional Cost per Square Foot" figure (11D):

Number	Inflation	Locally Determined	
11) A. of Months: > 57 X .002 =	B. Factor: > .114 X	C. Comparable \$/SF: > 0 /SF = D. > \$ _____ /SF	
(1/5%)		(Re-enter 10)	
[Example 14 X .002 =	.028 X	\$ 220 /SF =	\$ 6 /SF]

Adding the resulting "Additional Cost per Square Foot" figure (12A) to the "Locally Determined Construction Cost per Square Foot" figure (12B) gives the "Eligible Projected Construction Cost per Square Foot" figure (12C):

Additional	Locally Determined	Eligible Projected
12) A. Cost/SF: > \$ _____ /SF +	B. Construction \$/SF: > 0 /SF =	C. Construction \$/SF: > \$ _____ /SF
(Re-enter 11D)	(Re-enter 11C)	
[Example \$ 6 /SF +	\$ 220 /SF =	\$ 226 /SF]

The "Eligible Projected Construction Cost" is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (12C) times the square footage of new construction:

13) The Eligible Projected Construction \$/SF:	> \$ _____ /SF
Multiplied By	(Re-enter 12C)
14) The Square Footage of New Construction:	> _____ SF
Equals	
15) The Eligible Projected Construction Cost:	> \$ _____

If the projected construction cost estimated by the project architect is lower than the figure in Line 15, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

16) Eligible Contingency: (10% of Line 15) > \$ \_\_\_\_\_



**Library Project Budget** (All projects except Multipurpose Projects)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank provided.

		<u>Eligible</u>	<u>Ineligible</u>
1)	New Construction..... >	\$	\$
2)	Remodeling Construction..... >	\$	\$
3)	Contingency..... >	\$	\$
4)	Appraised Value of Building..... >	\$	\$
5)	Appraised Value of Land..... >	\$	\$
6)	Site Development..... >	\$	\$
7)	Site Demolition..... >	\$	\$
8)	Site Permits & Fees..... >	\$	\$
9)	Site Option to Purchase Agreement..... >	\$	\$
10)	Furnishings & Equipment Costs..... >	\$	\$
11)	Signage..... >	\$	\$
12)	Architectural & Engineering Costs..... >	\$	\$
13)	Construction Cost Estimator Fees..... >	\$	\$
14)	Interior Designer Fees..... >	\$	\$
15)	Geotechnical/Geohazard Reports..... >	\$	\$
16)	Hazardous Materials Consultant Fees..... >	\$	\$
17)	Energy Audit, Structural Engineering, Feasibility & ADA Studies..... >	\$	\$
18)	Library Consultant Fee..... >	\$	\$
19)	Construction Project Management..... >	\$	\$
20)	Other Professional Fees..... >	\$	\$
21)	Local Project Administration Costs..... >	\$	\$
22)	Works of Art..... >	\$	\$
23)	Relocation Costs & Moving Costs..... >	\$	\$
24)	Acquisition of Library Materials..... >	\$	\$
25)	Other (Specify): _____ >	\$	\$
26)	Other (Specify): _____ >	\$	\$
27)	Other (Specify): _____ >	\$	\$
28)	<b>TOTAL PROJECT COSTS:</b> ..... >	\$	\$

**Sources of Project Revenue** (All projects except Multipurpose Projects)

29)	State Matching Funds (65% of Line 28 <sup>1</sup> Eligible Costs).....	>	\$
30)	Local Matching Funds (Line 28 Eligible Costs minus Line 29).....	>	\$

*[Must also equal the total of Lines 31 - 35]***Sources of Local Matching Funds:**

31)	City.....	>	\$
32)	County.....	>	\$
33)	Special District.....	>	\$
34)	Private.....	>	\$
35)	Other (Specify): .....	>	\$
36)	Local Credits [Land <sup>2</sup> and A&E Fees].....	>	\$
37)	Adjusted Local Match [Line 30 minus Line 36].....	>	\$
38)	Supplemental Local Funds [Same as Line 28 ineligible].....	>	\$
39)	<b>TOTAL PROJECT INCOME:</b> [Add Lines 29, 30, and 38].....	>	\$

<sup>1</sup> Up to a maximum of \$20,000,000<sup>2</sup> Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]**Projected Library Operating Budget***(New Public Libraries, including Conversion Projects except Multipurpose Projects)*

<b>EXPENDITURES</b>		<b>INITIAL START-UP EXPENSES</b>	<b>ANNUAL EXPENSES</b>
1. Salaries/Benefits	>	\$	\$
2. Facilities Costs	>	\$	\$
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify): .....			
3. Equipment & Supplies Costs	>	\$	\$
Equipment			
Supplies			
4. Materials	>	\$	\$
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
5. Other Allocations (As applicable to the proposed project)	>	\$	\$
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify): .....			
6. Miscellaneous (Other)	>	\$	\$
7. TOTAL EXPENDITURES:	>	\$	\$

# **Multipurpose Project Budget (With Library Project Budget)** *(Multipurpose Projects Only)*

*If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank space provided.*

Line Items:	A Library <sup>1</sup> Dedicated Eligible	B Library Portion of Common Eligible	C Library Total Eligible	D Library Total Ineligible	E Other <sup>2</sup> Total Ineligible
1. New Construction	\$ 4,580,794	\$ 763,466	\$ 5,344,259	\$ 0	\$ 988,430
2. Remodeling Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3. Contingency	\$ 458,079	\$ 76,347	\$ 534,426	\$ 0	\$ 98,843
4. Appraised Value of Building	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5. Appraised Value of Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
6. Site Development	\$ 5,000	\$ 0	\$ 5,000	\$ 0	\$ 0
7. Site Demolition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
8. Site Permits & Fees	\$ 297,949	\$ 49,658	\$ 347,607	\$ 0	\$ 66,211
9. Site Option Agreement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
10. Furnishings & Equipment Costs	\$ 1,378,920	\$ 0	\$ 1,378,920	\$ 0	\$ 0
11. Signage	\$ 27,196	\$ 0	\$ 27,196	\$ 0	\$ 0
12. Architectural & Engineering Fees	\$ 916,224	\$ 152,704	\$ 1,068,929		\$ 168,605
13. Construction Cost Estimator Fees	\$ 20,241	\$ 3,373	\$ 23,614	\$ 0	\$ 4,498
14. Interior Designer Fees	\$ 206,838	\$ 0	\$ 206,838	\$ 0	\$ 0
15. Geotechnical/Geohazard Reports	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
16. Hazardous Materials Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
17. Energy Audit, Structural, ADA, & Engineering Feasibility Studies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18. Library Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
19. Construction/Project Management	\$ 412,455	\$ 68,742	\$ 481,197	\$ 0	\$ 78,323
20. Other Professional Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
21. Local Project Administration Costs	\$ 516,467	\$ 86,078	\$ 602,545	\$ 0	\$ 79,770
22. Works of Art	\$ 0	\$ 0	\$ 0	\$ 80,135	\$ 15,264
23. Relocation Costs & Moving Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
24. Acquisition of Library Materials	\$ 0	\$ 0	\$ 0	\$ 1,300,000	\$ 0
25. Other (Specify): _____	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
26. Total Project Costs:	\$ 8,820,163	\$ 1,200,368	\$ 10,020,531	\$ 1,380,135	\$ 1,499,944

<sup>1</sup> *Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).*

<sup>2</sup> *"Other" uses means any other space that does not provide for the delivery and support of public library direct services.*

**Sources of Multipurpose Project Revenue (Multipurpose Projects Only)**

27.	State Matching Funds (65% of Line 26 total eligible costs <sup>1</sup> ).....	>	\$	6,513,345
28.	Local Matching Funds.....	>	\$	3,507,186

[Column C, Line 26 minus Line 27. Must also equal the total of Lines 29 -33.]

**Sources of Local Matching Funds:**

29.	City.....	>	\$	
30.	County.....	>	\$	0
31.	Special District.....	>	\$	3,507,186
32.	Private.....	>	\$	0
33.	Other (Specify): .....	>	\$	
34.	Local Credits [Land <sup>2</sup> and A&E Fees].....	>	\$	87,471
35.	Adjusted Local Match (Line 28 minus Line 34).....	>	\$	3,419,715
36.	Supplemental Local Funds (Same as Line 26 Library (D) and Other (E) Total Ineligible).....	>	\$	2,880,079
37.	<b>TOTAL PROJECT INCOME:</b> (Add Lines 27, 28 and 36).....	>	\$	12,900,610

<sup>1</sup> Up to a maximum of \$20,000,000

<sup>2</sup> Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]

**Projected Library Operating Budget (Multipurpose New Construction and Conversion Projects Only)**

<u>EXPENDITURES</u>		<u>INITIAL START-UP EXPENSES</u>	<u>ANNUAL EXPENSES</u>
1. Salaries/Benefits	>	\$	\$ 689,000
2. Facilities Costs	>	\$	\$ 160,000
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify): .....			
3. Equipment & Supplies Costs	>	\$ 125,000	\$ 35,000
Equipment			
Supplies			
4. Materials	>	\$ 1,300,000	\$ 130,000
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
5. Other Allocations (As applicable to the proposed project)	>	\$	\$ 155,000
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify): .....			
6. Miscellaneous (Other)	>	\$	\$
7. TOTAL EXPENDITURES:	>	\$ 1,425,000	\$ 1,169,000

## ***Financial Capacity (New Construction and Conversion Projects Only)***

Applicants with new public library projects shall describe their financial capacity to open and maintain operation of the proposed library including anticipated revenue sources for library operations support.

The Mayor and Council Members of the City of Oakland and the Oakland Unified School District are committed to the construction and operation of the Oakland Public Library - 81st Avenue Branch Library.

The City Council approved two resolutions: 1.) Council Resolution 78185 of November 4, 2003 committing up to \$3.5 million of Oakland Redevelopment Agency's Coliseum Redevelopment Project (ORA-CRP) and 2.) Resolution 78249 of December 16, 2003 authorizing the City Manager to execute and commit the City to this Application, a Lease and Joint Use Cooperative Agreement. In its letter of January 15, 2004 the Oakland Unified School District has committed funding of \$1.5 million to this project. On January 15, 2004 the City of Oakland and OUSD executed a Joint Use Cooperative Agreement further committing various capital and operational funds. Please see Binder 3, Section VII, and Section VIII for these documents.

The "Adjusted Local Match" of \$3,419,715 will be funded from ORA-CRP funds.

The "Supplemental Funds" of \$2,880,079 will be provided by a combination of City and OUSD funds. \$80,135 for "Ineligible" library public art will be funded from the ORA-CRP funds. \$1,300,000 for "Ineligible" acquisition of library materials will be funded from the City Measure O Funds. \$1,499,944 million of "Other Ineligible" costs associated with OUSD's dedicated second floor Multipurpose Space will be funded by the Oakland Unified School District.

The Joint Use Cooperative Agreement commits the City of Oakland and the OUSD to operate the library for 40 years. City operating funds are from the City General Fund and Measure O (a library dedicated parcel tax). Measure O sunsets in 2009. In 2007, when the 81st Avenue Branch library opens, the annual operational funds will come from either Measure O or Measure Q, the reauthorization and increase of the parcel tax scheduled to go to the voters on March 2, 2004. Should the reauthorization tax measure fail to garner the two-thirds vote required to pass, other options for funding the 81st Avenue Branch are available and will be used and include: downsizing of smaller branches to reallocate staff; or approach the voters again in March or November of 2006. ORA-CRP funds will have fully accrued before they are required for this project.

## **PROJECT TIMETABLE**

**Provide the timetable for the proposed project.**

Show estimated dates of completion for future activities, as well as actual dates for activities already completed.

<u>ACTIVITY</u>	<u>DATE</u>
1. Planning and Land Use Permits Obtained (If Applicable)	> N/A
2. Site Acquired (Obtain Possession by Purchase, Donation or Lease)	> 01/15/04
3. Schematic Plans Completion	> 12/01/04
4. Design Development Plans Completion	> 03/01/05
5. Working Drawings (90%) Completion	> 07/01/05
6. Construction Documents Completion	> 09/01/05
7. Project Advertised for Bids	> 10/01/05
8. Start of Construction	> 12/01/05
9. Estimated Mid-Point of Construction	> 09/01/06
10. Completion of Construction	> 06/01/07
11. Opening of Library Building to the Public	> 07/01/07
12. Final Fiscal & Program Compliance Review Completed	> 08/01/07

# APPLICATION CERTIFICATION

## SIGNATURES

The parties below attest to and certify the accuracy and truthfulness of the application for California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 funds. If the application is successful, the applicant agrees to execute the project on the basis of the application data provided herein including all supporting documents.

### AUTHORIZED OFFICIAL OF THE APPLICANT JURISDICTION

Signature of Mayor, Chairperson of Board of Supervisors, or Head of District, authorized to make application for the local jurisdiction.

> \_\_\_\_\_  
Signature

> \_\_\_\_\_  
Date

> \_\_\_\_\_  
Name (type)

> \_\_\_\_\_  
Title (type)

### LIBRARY DIRECTOR OF THE OPERATING LIBRARY JURISDICTION

I hereby affirm that the library jurisdiction, for which I am the administrative agent, approves of the application and will operate the facility as a public library after its completion.

> \_\_\_\_\_  
Signature

> \_\_\_\_\_  
Date

> \_\_\_\_\_  
Name (type)

> \_\_\_\_\_  
Title (type)

- ***SUBMIT COMPLETED APPLICATION FORM AND SUPPORTING DOCUMENTS ACCORDING TO INSTRUCTIONS IN SECTION 20440***

- ***MAIL APPLICATION AND SUPPORTING DOCUMENTS TO:***

***Bond Act Fiscal Officer  
Office of Library Construction  
1029 J Street, Suite 400  
Sacramento, CA 95814-2825***